

**ONEIDA COUNTY PLANNING and DEVELOPMENT COMMITTEE**  
**March 20, 2024**  
**COUNTY BOARD ROOM – 2<sup>ND</sup> FLOOR**  
**ONEIDA COUNTY COURTHOUSE**  
**RHINELANDER, WI 54501**

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Members Present: Scott Holewinski, Bob Almekinder, Mike Timmons, Tommy Ryden (arrived late), Mike Roach (arrived late – via Zoom)

Members Absent: None

Department Staff Present: Karl Jennrich, Director; Todd Troskey, Assistant Director; Scott Ridderbusch, Land Use Specialist; Carla Blankenship, Land Use Specialist; Monique Taylor, Administrative Support; Erica Sauer, Program Assistant

Other County Staff Present: Michael Fugle, Corporation Counsel; Linnaea Newman

Guests Present: See Sign-In Sheet.

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**Call to order.**

Chair Holewinski called the meeting to order at 1:00 p.m. in accordance with the Wisconsin Open Meeting Law.

**Approve the agenda.** Motion by Mike Timmons, second by Bob Almekinder, to approve the agenda. With all members present voting “Aye,” the motion carried.

Tommy Ryden arrived at 1:02 p.m.  
Mike Roach arrived via Zoom at 1:03 p.m.

**CONDUCT PUBLIC HEARING ON THE FOLLOWING:**

**Conditional Use Permit application by Ben Adams, applicant, and Northwoods Operation LLC, owner, to operate a generator sales and service business with outdoor vehicle, equipment, and material storage on the following described property: Village of Hazelhurst, Part of Outlot 5 and Government Lot 5, Section 3, T38N, R6E, 7100 USH 51, PIN HA 603-3, Town of Hazelhurst.** Mr. Jennrich read the details of the matter. The Notice of Public Hearing was posted in the Northwoods River News on March 5 and 12, 2024. The Proof of Publication is contained within the file. The Notice was also posted on the Oneida County Bulletin Board on February 28, 2024. A mailing list and an Affidavit of Mailing is also contained within the file. The Town of Hazelhurst sent the February 13, 2024 Board Meeting Minutes. Mr. Jennrich read the motion made by the Town into the record concerning the matter. Ms. Blankenship read the Report.

If the applicant has met or agrees to meet all of the requirements and conditions of permit issuance, staff would suggest the following conditions be placed on the CUP:

1. The project to be substantially commenced within three (3) years of issuance date.

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2. The nature and extent of the conditional use shall not change from that described in the application and approved in the Conditional Use Permit.
3. Hours of operation, Monday through Friday, 6:00 AM to 4:00 PM.
4. If a floor drain is present, the applicant is required to show the WDNR they are running a “clean shop” that no oils, greases are going into the POWTS or redesign and get a non-domestic holding tank for the floor drain.
5. Parking to comply with 9.77 Off-Street Parking & Loading Space of the Oneida County Zoning and Shoreland Protection Ordinance.
6. Signage to comply with 9.78 Sign Regulations of the Oneida County Zoning and Shoreland Protection Ordinance.
7. Exterior lighting if installed, must be downcast and shielded from above.
8. Outdoor storage, materials, vehicles and trailers shall be confined to the area designated on the site plan.
9. ~~Exterior lighting if installed shall be downcast and shielded from above.~~
10. Dumpster to be screened from view, applicant to recycle waste materials as required.

Chair Holewinski opened the public portion of the public hearing.

Casey Himebauch spoke.

Ted Cushing spoke.

Chair Holewinski closed the public portion of the public hearing.

Motion by Bob Almekinder, second by Tommy Ryden, to approve the Conditional Use Permit as proposed, subject to the nine (9) conditions being met. With all members present voting “Aye,” the motion carried.

### **Public comments.**

Eric Rempala spoke.

Approve meeting minutes of March 6, 2024. Motion by Tommy Ryden, second by Mike Timmons, to approve the meeting minutes of March 6, 2024. With all members present voting “Aye,” the motion carried.

**Discussion/decision concerning a request from the Town of Minocqua to provide the Town with more zoning flexibility.** Mr. Jennrich and Billy Fried discussed the matter. Mr. Fried stated that the Town of Minocqua would like to see what options there are concerning storage containers, campgrounds, and other similar areas relating to zoning and ordinance matters. At this time, the Town does not want their own zoning. The committee conferred with Mr. Jennrich. The committee directed staff to work with the Town of Minocqua. Discussion only, no action taken.

Motion by Mike Timmons, second by Bob Almekinder, to take item #7 out of order and suspend the rules. With all members present voting “Aye, the motion carried.

**Discussion/decision concerning Metallic Mineral Exploration Permit #2000142. Staff will be providing a summary of exploratory drilling in the Town of Schoepke from initial drilling to drill hole abandonment.** Mr. Jennrich discussed the details. Mr. Troskey further discussed the details of the matter and presented the photos and information from the Wisconsin Department of Natural Resources. The department does not require further action for the drill sites, and the reclamation is complete. Discussion only, no action taken.

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**Discussion/decision concerning Zoning Permit #2101171 for property described as being part of Government Lot 2, Section 24, T39N, R6E, PIN MI 2350-1, Town of Minocqua. The committee will be discussing the application concerning Section 9.99(A), Nonconforming Uses and Structures, of the Oneida County Zoning and Shoreland Protection Ordinance.** Mr. Jennrich discussed the details of the matter and the issues that occurred. Correspondence was received from the property owner. Attorney Tim Melms spoke on the property owner's behalf. Corporation Counsel conferred with the committee. The committee deliberated on the matter. Motion by Chair Holewinski, second by Tommy Ryden, for Planning and Zoning staff to issue a permit for another two (2) years based on the interpretation that the discontinuance never did end and that it is a continuation of what was started. With all members present voting "Aye," the motion carried.

**Preliminary sixteen (16) lot County Plat of Tomahawk River Acres, Whiskey River Land and Timber LLC, current owners, submitted by Secluded Land Co. LLC, proposed land owner, and Raymond Surveying LLC, Greg Raymond, surveyor, for the following vacant lands further described as being part of the NW-NW, Section 3 and part of the NE-NE, Section 4, T36N, R6E, PINs NO 38 and NO 50, Town of Nokomis.** Mr. Ridderbusch discussed the details of the matter. Correspondence was received from the Town of Nokomis and contained in the file.

If the Committee recommends approval of this Preliminary Condominium Plat, staff would suggest the following conditions:

1. Addressing and 911 Information must be approved by the Oneida County Land Information Office for structures that require a site address.
2. WDNR Managed Forest Law MFL withdrawal documentation must be submitted to the department prior to the recording of the final plat.
3. Proper certificates/signatures be obtained prior to recording of final plat.

The committee deliberated on the matter.

Motion by Mike Timmons, second by Bob Almekinder to approve the preliminary sixteen (16) lot as presented, subject to the three (3) conditions being met. With all members present voting "Aye" the motion carried.

**Preliminary Second Addendum to J & K Hodag Condominium Plat, to add Unit 6 owned by E & J Development LLC, and submitted by A.R. Jones Surveying, Tony Jones, surveyor for the following property described as: Part of SW ¼, of the SW ¼, Section 36, T37N, R8E, PIN NE 2460, Town of Newbold.** Mr. Jennrich discussed the details of the matter. Ms. Blankenship further discussed details of the matter. Correspondence was received from the Town of Newbold and is contained in the file.

If the Committee recommends approval of this Preliminary Condominium Plat, staff would suggest the following conditions:

- 1) Condominium Declarations to be submitted to this department for review prior to recording.
- 2) Subject to addressing and 911 information as required by the Land Information Office.
- 3) Future amendments/addendums to be reviewed and approved by this department prior to recording.

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Motion by Tommy Ryden, second by Bob Almekinder, to approve the preliminary condominium plat as presented, subject to the three (3) conditions being met. With all members present voting “Aye,” the motion carried.

**Discussion/decision concerning amending Chapter 26 of the Oneida County Comprehensive Land Use Plan Ordinance. The committee will be reviewing Chapters 1, 2, 3, and 4 of the Comprehensive Plan.** The committee conferred with Mr. Jennrich, Sam Wessel, and Eric Rempala regarding the constituents’ requests brought forth during public comments. The committee conferred with Mr. Wessel concerning the updates presented in Chapters 2, 3, and 4. The committee made suggestions for changes to the Chapters presented and requested Chapters 5, 6, and 7 to be drafted and brought back at a future meeting date for their review. Discussion only, no action taken.

**Discussion/decision concerning Demolition Permit #2100644 for property described as being part of Government Lot 7, Section 18, T38N, R8E, PIN NE 660-1A, Town of Newbold. The committee will be discussing the application concerning Section 9.99(A), Nonconforming Uses and Structures, of the Oneida County Zoning and Shoreland Protection Ordinance.** Mr. Jennrich discussed the details of the matter. The committee conferred with Mr. Jennrich and Mr. Troskey. The committee directed staff to amend the standard Oneida County Planning and Zoning Permit for review at a future meeting. Motion by Mike Timmons, second by Tommy Ryden, to direct staff work with the property owner to submit a zoning permit. With all members present voting “Aye,” the motion carried.

**Discussion/decision – Planning & Zoning Department permit activity/revenue.** Informational only.

**Refunds.** None.

**Approve future meeting dates.** April 3, 10, and 17, 2024.

**Future agenda items.** As discussed.

**Adjourn.**

2:39 p.m. There being no further matters to lawfully come before the committee, Chair Holewinski adjourned the meeting.

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Scott Holewinski, Chair

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Karl Jennrich, Planning & Zoning Director